

HICKORY LAKE ESTATES

OWNER'S ASSOCIATION, INC.

Budget & Board of Directors Meeting October 24, 2018 Meeting Minutes

1. Call to Order-Certifying of Quorum

Chris Rutledge called the meeting to order at 6:30 p.m. Board members Diane Ward and Don Juceam were also present, therefore quorum was established. It was confirmed that the meeting notice was posted at least 48 hours in advance. Jeana Wynja represented McNeil Management.

2. Approval of Meeting Minutes: The Board reviewed the prior meeting minutes as prepared by the Manager.

On Motion: Duly made by Don, second by Chris and carried unanimously.

Resolve: To approve the meeting minutes from July 25, 2018 as presented.

3. Reports: Manager reviewed monthly financials and delinquent accounts. Notices and architectural reports were reviewed. The Board reviewed the violations report and decided upon the following action: Unit ID 1015 – Send Final Notice.

4. Business Items

Budget: Notice regarding the Budget Meeting was mailed to all owners on October 3, 2018. The Board reviewed the proposed budget with a zero increase to the Assessment fee. Assessments will remain at a semi-annual fee of \$220 (\$440 annually).

On Motion: Duly made by Don, second by Chris and carried unanimously.

Resolve: To approve the proposed 2019 Budget as presented.

Architectural Process, Rules & Standards Review: Notice regarding the meeting to review/approve revisions to the Architectural Process, Rules & Standards was mailed to all owners on October 3, 2018. The Board was presented with changes to the Architectural Process, Rules & Standards document by the Architectural Committee.

On Motion: Duly made by Chris, second by Diane and carried unanimously.

Resolve: To approve the Architectural Process, Rules & Standards document as presented.

Pressure Wash – Exterior Perimeter Walls/Monument Areas: The Board reviewed two proposals. Scope of work included pressure washing walls facing John Moore Rd (North & South) and wall tops (owners are responsible for cleaning interior walls). The Board discussed that they would also like the exterior wall and tops pressured washed that border the perimeter of Post Sunshine Ranch. The proposal from Gladiator Pressure Cleaning included process instructions.

On Motion: Duly made by Diane, second by Don and carried unanimously.

Resolve: To approve the proposal from Gladiator Pressure Cleaning to pressure wash the scope of work identified, to include the exterior walls/tops that border Post Sunshine Ranch.

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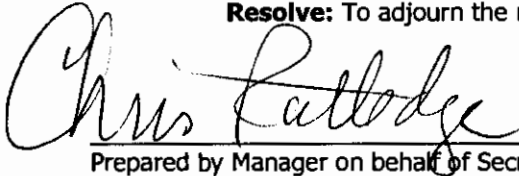
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5. Adjournment

Owner Comments: Owner inquired about south entrance oak trees and who they belong to; Board responded that oak trees in easement belong to the owner of the property, not the HOA. It is the owner's responsibility to trim.

On Motion: Duly made by Diane, second by Don and carried unanimously.

Resolve: To adjourn the meeting at 6:54 p.m.



Prepared by Manager on behalf of Secretary